010.0	0005	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	797,300 / 797,300
					USE VALUE:	797,300 / 797,300
					ASSESSED:	797,300 / 797,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		POND TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	REYNOLDS STEPHEN/ETAL
Owner 2:	WANAMAKER LISA M
Owner 3:	
Street 1:	1 POND TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,775 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1904, having primarily Vinyl Exterior and 1463 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3775.000	264,100		533,200	797,300
Total Card	0.087	264,100		533,200	797,300
Total Parcel	0.087	264,100		533,200	797,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 544.98 | /Parcel: 544.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	8486
GIS Ref	
GIS Ref	
Insp Date	01/23/09

!962!

PREVIOUS ASSESSMENT

Parcel ID: 010.0-0005-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	264,000	0	3,775.	533,300	797,300	797,300	Year End Roll	12/18/2019
2019	101	FV	211,400	0	3,775.	566,600	778,000	778,000	Year End Roll	1/3/2019
2018	101	FV	211,400	0	3,775.	413,300	624,700	624,700	Year End Roll	12/20/2017
2017	101	FV	211,400	0	3,775.	359,900	571,300	571,300	Year End Roll	1/3/2017
2016	101	FV	211,400	0	3,775.	306,600	518,000	518,000	Year End	1/4/2016
2015	101	FV	200,000	0	3,775.	300,000	500,000	500,000	Year End Roll	12/11/2014
2014	101	FV	200,000	0	3,775.	246,600	446,600	446,600	Year End Roll	12/16/2013
2013	101	FV	200,000	0	3,775.	234,600	434,600	434,600		12/13/2012

PRINT

Date	Time
12/10/20	16:39:31

LAST REV

Date	Time
12/01/20	14:04:57
danam	
962	

USER DEFINED

Prior Id # 1:	8486
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
THYNE WILLIAM	1169-27		3/20/1997		170,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/27/2020	1350	Addition	128,000	O				
5/29/2019	748	New Wind	2,000	C				
9/4/2014	1125	Manual	2,990		9/4/2014			Wall insulation.
5/5/2010	395	Porch	5,000					REPAIR FRONT PORCH
6/22/2000	506	Alterati	23,000	O				6X6 ATTACHMENTS TO

ACTIVITY INFORMATION

Date	Result	By	Name
1/23/2009	Meas/Inspect	372	PATRIOT
4/15/2000	Inspected	270	PATRIOT
9/27/1999	Mailer Sent		
9/27/1999	Measured	243	PATRIOT
8/26/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3775		Sq. Ft.	Site		0	80.	1.77	1			View	25					533,249						533,200	

Total AC/HA:	0.08666	Total SF/SM:	3775	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	533,249	Spl Credit		Total:	533,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	2 - Clapboard	15	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1904	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.00739920
Adj $ / SQ:	176.799
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	382713
Depreciation:	118641
Depreciated Total:	264072

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

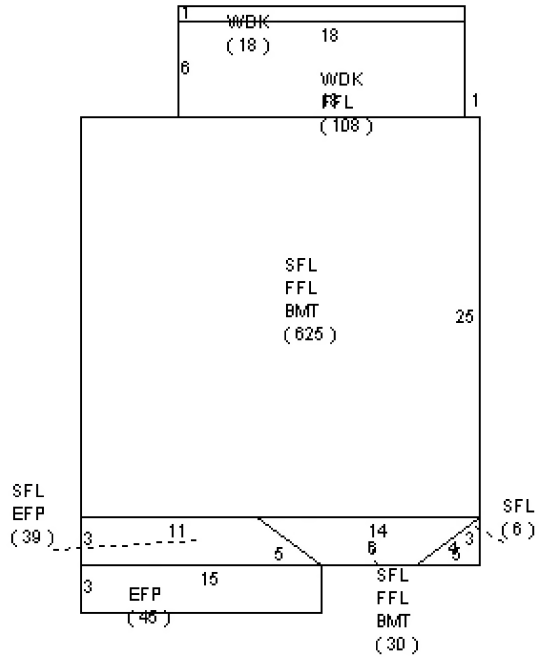
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	176.80
Special Features:	0	Val/Su Net:	113.45
Final Total:	264100	Val/Su SzAd	180.52

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	763	176.800	134,897
SFL	Second Floor	700	176.800	123,759
BMT	Basement	655	53.040	34,741
WDK	Deck	126	14.040	1,769
EFP	Enclos Porch	84	60.080	5,046

Net Sketched Area:	2,328			Total:	300,212
Size Ad	1463	Gross Are	2328	FinArea	1463

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

010.0-0005-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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